

**REAL ESTATE APPRAISER LICENSURE  
AND CERTIFICATION BOARD  
FRIDAY, OCTOBER 22, 2021  
9:00 a.m.  
\*WEBEX\***

**I. CALL TO ORDER & ESTABLISH QUORUM**

Mark Ratterman called the meeting to order at 9:01 a.m. Via WebEx, and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

**Members Present:**

Mark Ratterman, Chairman  
Dennis “Matthew” Kruse II  
Wayne Johnson  
Ron Kohart, Vice Chairman

**Members Absent:**

**State Officials Present:**

Chris Shea-Russell, Assistant Board Director  
Erin Sutton, Compliance Officer  
James Harry, Attorney General’s Office

**Court Reporter:**

Margie Addington – Court Reporter

**ALL VOTES ARE ROLL CALL VOTES**

**II. ADOPTION OF THE AGENDA**

Motion was made by Ron Kohart and seconded by Matthew Kruse to approve the agenda.

Ron Kohart and Matthew Kruse to adopt the agenda as it has been presented.

Kohart/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman		✓
Dennis “Matthew” Kruse		✓
Wayne Johnson		✓
Ron Kohart		✓

**III. ADOPTION OF THE MINUTES FROM THE AUGUST 20, 2021 MEETING OF THE BOARD**

Motion was made by Matthew Kruse and seconded by Ron Kohart to approve the minutes of the August 20, 2021, meeting.

Kruse/Kohart

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL**

Chase Haller appeared electronically and discussed the board report from the Office of the Attorney General. Seventeen cases have been closed. The average open case is open for 14.4 months for the litigation files.

**V. APPLICATION REVIEW AND PERSONAL APPEARANCES**

**VI. ADMINISTRATIVE HEARING**

- A. Gary Nickleson**  
2005REAB032  
RE: Request for Reinstatement

Gary Nickleson did appear before the board electronically for his request for reinstatement. He has not worked in the field since his license was suspended. He did obtain a college degree and has been teaching middle school during the time of his suspension. He will need to take the full 15 hour USPAP and take at least 45 hours of classes, that a current residential appraiser would be required to take, waive any fines or fees associated with his 2005 suspension, be placed on indefinite probation of at least one year, and will have to work under the supervision licensed appraiser who can sign off on his work, with the submission of a monthly log to the board, of which Mark Ratterman will review.

Motion was made by Matthew Kruse and seconded by Wayne Johnson to approve the reinstatement petition and place license on probation.

Kruse/Johnson

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**VII. PROPOSED SETTLEMENTS AND DISMISSALS**

**A. Eric Klein – 2020REAB0005 – Proposed Settlement Agreement  
Johnson/Kruse**

Motion was made by Wayne Johnson and seconded by Matthew Kruse to approve the reinstatement petition and place license on probation.  
Johnson/Kruse  
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**VIII. DISCUSSION**

**A. Rick Hurwitz CE Approval rk/wj**

FHA Appraiser Training  
Real Estate Law II  
Condominiums

Board discusses approving the class since it is not an approved provider.

Motion made by Ron Kohart and seconded by Wayne Johnson to approve.  
Kohart/Johnson  
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	

Ron Kohart

✓

**B. Mark Ratterman**

PTABOA Overview

Board discusses approving the class since it is not an approved provider.

Motion made by Dennis “Matthew” Kruse and seconded by Ron Kohart to approve.  
Kruse/Kohart

Motion Passes 3/0 (Ratterman abstains)

The following members voted      Aye      Nay

Mark Ratterman

Dennis “Matthew” Kruse      ✓

Wayne Johnson      ✓

Ron Kohart      ✓

**IX. ADJOURNMENT - 10:17**

Adjourn at 10:17